LOT 7
IN OR 1953/248
4811 PARKWAY PB 5/132

POLLARD WILLIAM III & MARDYTH
1785 FAIRWAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0007-0000

BUILDING CHARACTERISTICS

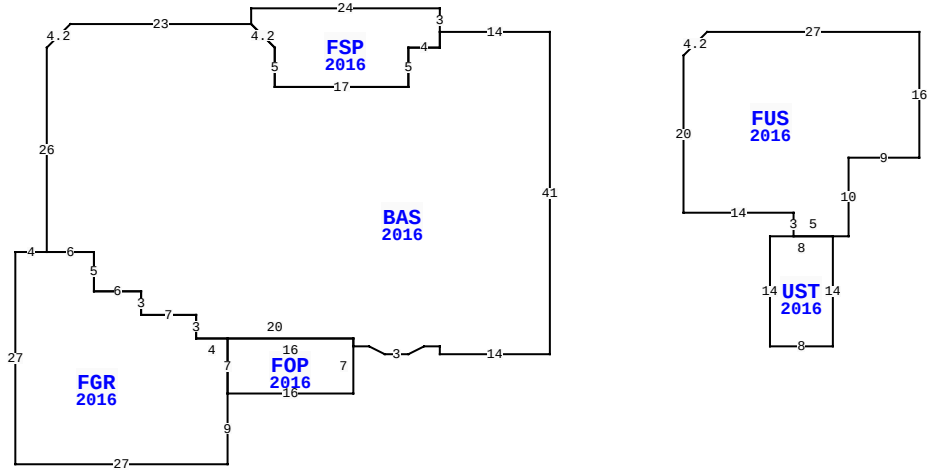
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	2,310	385,405
FGR	599	55	329	54,891
FOP	112	30	34	5,673
FSP	201	40	80	13,348
FUS	644	100	644	107,446
UST	112	45	50	8,342
TOTALS	3,978		3,447	575,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,447	120.0830	171.12	589,851	2016	2016	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 2954 HX Base Yr 2018



1785 FAIRWAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		575,105
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		903,805
SOH/AGL Deduction		293,369
ASSESSED VALUE		610,436
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		560,436
TOTAL JUST VALUE		903,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		719,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531254	CO ISSUED	0	06/07/2016
B1531254	NEW CONSTR	368,203	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/0248	12/15/2014	WD	Q	V	01	185,000
GRANTOR: D'APPOLONIA KENNETH &						
GRANTEE: POLLARD WILLIAM III						
0813/0465	11/13/1997	WD	Q	V		120,000
GRANTOR: CONNER FRANCES S & JA						
GRANTEE: D'APPOLONIA KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FSP=[YR=2016] N3 W24 S2 D3 R3 S5 E17 N5 E4 N2$ S2 W4 S5 W17 N5 U3 L3 W23 D3 L3 S26 FGR=[YR=2016] W4 S27 E27 N9 FOP=[YR=2016] E16 N7 W16 S7$ N7 W4 N3 W7 N3 W6 N5 W6$ E6 S5 E6 S3 E7 S3 E20 S1 E2 D1 R2 E3 U1 R2 E2 S1 E14 N41$ PTR=E20 FUS=[YR=2016] E27 S16 W9 S10 W2 UST=[YR=2016] S14 W8 N14 E8$ W5 N3 W14 N20 U3 R3 $ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,511.00	SF	4.00	4.00	100	2016	2016	3	97	9,743	
2	0811	CONCRETE B	0	100	0	0	236.00	SF	5.20	5.20	100	2016	2016	3	97	1,190	
3	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2016	2016	3	97	807	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 13,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 06/27/2016 BY DJ Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/02/2023 BY SYS